

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
3		BURTON ST, ARLINGTON

OWNERSHIP		Unit #:	A
Owner 1:	BAGHERZADEH MANSOUR		
Owner 2:	BAGHERZADEH MARIA JULIA		
Owner 3:			

Street 1:	3 BURTON ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	ARCHER JOHN A/TRUSTEE -
Owner 2:	JOHN A ARCHER FAMILY TRUST -

Street 1:	3 BURTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02476
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NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Clapboard Exterior and 1998 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Item	Code

Z	R5	APTS LOW	
o		water	
n		Sewer	
		Electri	
Census:		Exempt	

Flood Haz:	
D	Topo

s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use	Description

Code	LUC Fact	No of Units
102	Condo	0

Depth / PriceUnits	Unit Type	Land Type
0	Sq. Ft.	Site

LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod
0	0.	0.00	6037			

Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value

Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

IN PROCESS APPRAISAL SUMMARY									
Use Code									
Land Size									
Building Value									
Yard Items									
Land Value									
Total Value									
Legal Description									

102	0.000	620,000							

Total Card	0.000	620,000							

Source:	Market Adj Cost	Total Value per SQ unit /Card:	310.31	/Parcel:	310.3	Land Unit Type:
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Entered Lot Size	Total Land:

Land Unit Type:	12/08/17

12744!	PRIOR ID # 1: 136533

PRINT	DATE	TIME

LAST REV	DATE	TIME

ASR Map:	FACT DIST:

Reval Dist:	Year:

LandReason:	BldReason:

CivilDistrict:	Ratio:

Sign:	VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			646-7625, Building Number 1.											
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average														
Prime Wall: 2 - Clapboard				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: BROWN				A Kits:	Rating:														
View / Desir:				Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1930	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G12		Fact: .		Floor: 1 - 1st Floor															
Const Mod:				% Own: 21.00000000															
Lump Sum Adj:				Name: 22 - 6037															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:		%		1	6	3	0								
Sec Int Wall:		%		Economic:		%													
Partition: T - Typical				Special:		%													
Prim Floors: 3 - Hardwood				Override:		%													
Sec Floors:		%		Total:	26.4 %			Totals											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.: 1.17552543															
Electric: 3 - Typical				Const Adj.: 0.99989998															
Insulation: 2 - Typical				Adj \$ / SQ: 346.745															
Int vs Ext: S				Other Features: 73000															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.10000002															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 842377					Juris. Factor: 1.00		Before Depr: 381.42								
% Com Wall:		% Sprinkled:		Depreciation: 222387					Special Features: 0		Val/Su Net: 310.31								
				Depreciated Total: 619989					Final Total: 620000		Val/Su SzAd: 310.31								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 164.E-0001-0001.A												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					
AssessPro Patriot Properties, Inc																	8		